

Comhairle Chontae Atha Cliath Theas

PR/1147/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0331 **Application Date:** 19-Jul-2022
Submission Type: New Application **Registration Date:** 19-Jul-2022

Correspondence Name and Address: Eoin Condon Architect 3, Floraville Lawn,
Clondalkin, Dublin 22

Proposed Development: Retention of single storey 11.5sq.m extension to rear;
Retention of 25.5 sq.m attic conversion for use as
store room.

Location: 58, Laurel Park, Clondalkin, Dublin 22

Applicant Name: Kit O'Brien

Application Type: Retention

Description of Site and Surroundings

Site Area

Stated as 0.0453 Hectares.

Site Description

The subject site is located within the established residential area of Laurel Park and is comprised of a semi-detached, two storey dwelling with a front garden with hardstanding area for off-street car parking with lawn on either side and an irregular shaped rear garden. The subject site is located on a corner, with the siting of the existing dwelling and attached dwelling at No. 57 Laurel Park angled to address the corner. The existing dwelling at the subject site appears to have been subject to previous modifications, which are outlined in further detail in the Planning History Section of this Report.

The site is bound to the south by a roadway for the estate known as 'Laurel Park', to the east by No. 57 Laurel Park, to the west by No. 59 Laurel Park and to the north by the rear gardens of Nos. 57 and 59 Laurel Park. The surrounding streetscape is generally characterised by dwellings of a similar architectural form and scale with a generally uniform building line.

Proposal

Retention Permission is sought for development comprised of:

- A single storey extension to the rear which projects approximately 4m out from the rear elevation of the dwelling and spans a width of approximately 3.4m. The extension provides approximately 11.5 sq.m additional floor area to the kitchen and has a pitched roof profile with an approximate eaves height of 2.15m and a ridge height of approximately 4.15m. The extension includes 4 No. rooflights and a glazed sliding door with a triangular shaped window above in the rear elevation.

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- The conversion of the attic level for use as a storeroom with an approximate gross floor area of 25.5 sq.m. No amendments were required to height and form of the existing roof profile to accommodate the internal staircase leading to the attic room. The rear pitch of the roof includes 3 No. rooflights to the attic space.
- All ancillary works above and below ground.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2022-2028.

Consultations:

Drainage and Water Services Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection.

Parks Department – No objection.

SEA Sensitivity Screening

Overlap indicated with the following relevant environmental layers:

- Record of Monuments and Places Zone of Notification – owing to the subject site's proximity to Clondalkin Village (Duchas No. 017-041)

Submissions/Observations /Representations

Final date for submissions/observations – 22nd August 2022.

None received.

Relevant Planning History

Subject Site

Whilst there is no recent relevant Planning History for the subject site, the following historic planning applications pertain to the subject site:

SD00B/0594 – SDCC Granted Permission for an attic conversion, subject to conditions.

S97B/0592 – SDCC Granted Permission for a single storey bathroom extension to the rear, subject to conditions.

S96A/0079 - SDCC Granted Retention Permission for change of use from domestic to use of existing extension and garage conversion as Montessori school, subject to conditions.

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S86B/487 – SDCC Granted Permission for an extension to the side and front, including conversion of the existing garage and provision of a front porch, subject to conditions.

Adjacent sites

SD11B/0033 – No. 57 Laurel Park, Clondalkin, Dublin 22

SDCC Granted Retention Permission for a two bedroom extension at first floor above the original garage and utility area; a single-storey front porch and forward extension of the original garage; a single-storey garage to the side with flat roofed sheds to rear; a single-storey rear extension to the living area, subject to conditions.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Section 6.8.2 Residential Extensions

Policy H14: Support the extension of existing dwellings subject to the protection of residential and visual amenities.

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H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 13.5.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

Elements of Good Extension Design:

- *'Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible'.*

Rear Extensions:

- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

For attic conversions and dormer windows

- *Use materials to match the existing wall of roof materials of the main house;*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;*
- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character; and*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*

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Overlooking and loss of privacy

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy
- Visual Impact and Residential Amenity
- Green Infrastructure
- Drainage and Water Services
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*
A house extension (residential development) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out in

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the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential Amenity

Single Storey Rear Extension

The proposed development includes retention of an existing single storey rear extension which projects approximately 4m out from the rear elevation of the dwelling and spans a width of approximately 3.4m. The extension provides approximately 11.5 sq.m additional floor area to the kitchen and has a pitched roof profile with an approximate eaves height of 2.15m and a ridge height of approximately 4.15m. The extension includes 4 No. rooflights and a glazed sliding door with a triangular shaped window above in the rear elevation.

The extension is located approximately 1.5m from the side (western) boundary at the closest point. Having regard to the north facing aspect of the rear gardens along Laurel Park, no undue issues of overshadowing to adjacent properties are envisaged and it is considered that the single storey extension will not adversely impact the visual and residential amenity of adjacent properties.

According to the drawings provided by the Applicant approximately 35 sq m private amenity space remains; thus, the minimum private open space requirement is not achieved for a house of this size as outlined in Table 3.20 of the Development Plan. However, it is noted that, owing to the irregular shape of the rear amenity space, the minimum standard was unlikely to have been achieved prior to the construction of the single storey rear extension. Furthermore, the shortfall in the private amenity space to the rear of the dwelling is offset by the available private amenity space to the side and front of the existing dwelling.

Overall, it is considered that the single storey rear extension by way of its siting, depth and height would not have a negative impact on the residential and visual amenity of the property in the vicinity of the site and is therefore generally acceptable.

Attic Conversion

The attic conversion to provide a storage space required no amendments to the existing roof profile with the only visible element being the provision of 3 No. rooflights to the rear pitch of the dwelling. It is therefore considered that the attic conversion would have no adverse impact on the visual and residential amenity of the subject site, adjacent properties and the surrounding streetscape.

Green Infrastructure

The subject site is located within the Camac River Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). However, having regard to the nature and extent of the proposed development i.e., the retention of an existing single storey extension and attic conversion, the development will not increase the

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floorplate of the dwelling and will therefore not result in a significant loss of any grassland or permeable surfaces. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site.

Drainage and Water Services

The Irish Water Network map appears to indicate that the subject site is serviced by a public mains and sewer. Should permission be granted for the proposed development, it is considered appropriate that standard drainage **CONDITIONS** should be attached relating to water supply, surface water and foul water drainage.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises retention permission for an existing extension to a dwelling. Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension (Retention of Single Storey Rear extension and Attic Conversion)	37 sq.m
Assessable Area	37 sq.m

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	37 sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0453 Ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

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REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority,

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having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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REG. REF. SD22B/0331


LOCATION: 58, Laurel Park, Clondalkin, Dublin 22



**Deirdre Kirwan,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 12/09/22



Gormla O'Corrain, Senior Planner